your own heaven...

Presenting a patch of peace in the middle of havoc, a sanctuary of luxury & comfort…Eden Hills, Where human beings and nature unite to make life blissful! Own a home here and you will be spellbound by its one-of-its-kind club house that epitomizes opulence and grandeur. Sprawled across the enormous **45 acres** of land, it is a magnificent world that is effortlessly luxurious and exclusively yours.

Eden Hills - 'A piece of heaven that is yours for taking…'

The design approach of Eden Hills is to unify a contemporary architecture with nature. Residential areas have been designed around open spaces. Wide roads, walkways, well-manicured lawns and landscaped gardens are the highlights. There are multiple water bodies for the residents to enjoy, revel and sink into. Here is a life interspersed with blues and greens to live, play and luxuriate.

Eden hills

your own heaven...

WELCOME TO

CLUB LIFE

Welcome to the magnificent club house of Eden Hills… A club suited to evoke a thousand moods. A club where moments are cherished and memories are created. A club to celebrate larger than life experiences. A club to enjoy all the little and bigger pleasures of life. Whether it's business, leisure, recreation or entertainment, there is something to love for everyone. Come and experience the club life which is a never ending party.

BREATHE IN

Let the cool and crisp
breeze caress you soothingly.

PLAY AROUND

Relive your childhood.
Let the greens enliven you.

CHILL OUT

Take a dip in calm and
serene waters to de-stress.

FEEL AN OVERWHELMING

SENSE OF CONTENTMENT

Jogging Track

Yoga / Meditation

100% FRESH AIR

Cocoon of Calmness... Retreat of Tranquility

Let the purity and freshness of the air from the dew soaked morning breeze to the cool evening winds pamper you.

THE BLISSFUL LIFE

100% FRESH AIR
Let the fragrant breeze unwind you

SERENE SURROUNDINGS TO

SOOTHE YOUR **MOOD**

Landscaped Garden

45% GREEN AREA

Exotic Greenery... Fascinating Scenery

Surround yourself with acres of refreshing greens. Sit in your armchair and soak-in the beauty that nature has created for you.

THE JOYFUL LIFE

45% GREEN AREA
Indulge in the lush richness of the earth

REJUVENATING WATER TO

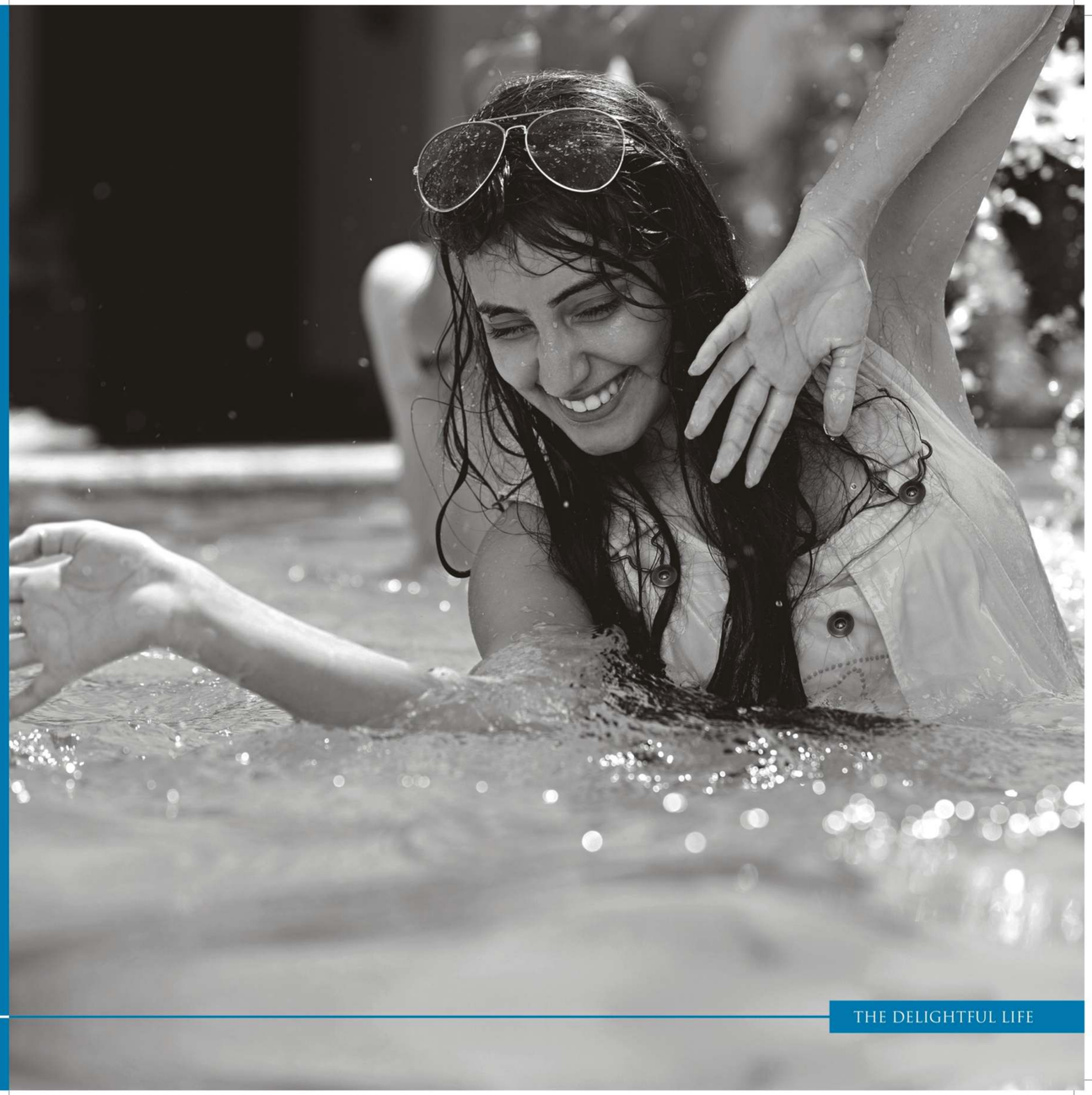
UPLIFT YOUR **MOOD**

Swimming Pool

15% WATER BODY AREA

Startling Purity... Exquisite Serenity

Whether it's a gentle splash in the pool or an invigorating swim across its length, the azure blue waters will de-stress you.



15% WATER BODY AREA
Immerse in a shimmering blue world

Male / Female Salon

Steam / Jacuzzi

Karaoke

Kids Soft Play Area

Carom / Card Room

Chess Room

Discotheque

AN EXTRAVAGANT **LIFESTYLE**

Gymnasium

Banquet Hall

Restaurant

Spa

Theater

Library

Conference Hall

Table Tennis

Eden hills
your own heaven...

Pool Table

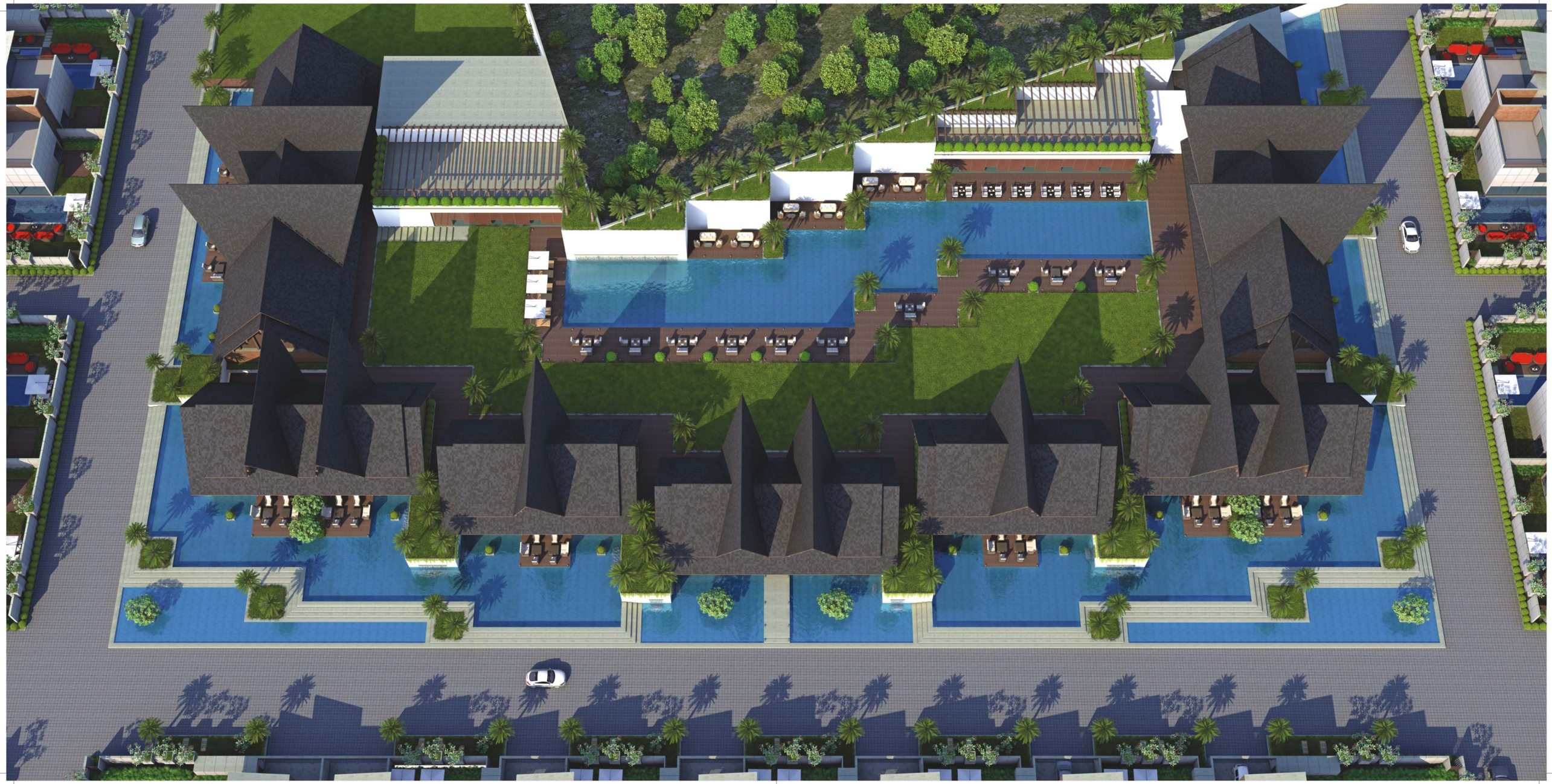
Welcome your being to a host of experiences that detoxify mind, body and soul from fatigue and stress. Fun & relaxation will be an integral part of every day in this neighborhood, where you can enjoy so many activities – all within easy reach. Embrace what most can only dream of and only a handful will have the privilege to enjoy.

CLUB HOUSE
Ground Floor Plan

LEGENDS

01 RECEPTION	12 FOYER	23 DISCOTHEQUE
02 POOL TABLE	13 PARTY LAWN	24 THEATER
03 OFFICE	14 MALE TOILET	25 KIDS THEATER
04 LIBRARY	15 FEMALE TOILET	26 BADMINTON
05 KARAOKE	16 ROOM	27 SQUASH
06 CONFERENCE	17 GYM	28 PASSAGE
07 MALE SPA/SALON	18 SEATING	29 KIDS SOFT PLAY AREA
08 WATER BODY	19 SWIMMING POOL	30 KIDS INDOOR GAME
09 FEMALE SPA/SALON	20 WOODEN DECK	31 CARD/CHESS/CAROM ROOM
10 BANQUET HALL	21 RESTAURANT	32 TABLE TENNIS
11 KITCHEN	22 MINI BAZAAR	33 GARDEN

A sensational life...
A SERENE LIFESTYLE



Eden hills

your own heaven...

MODERN HOMES

MEET GREEN AND OPEN SPACES

Eden Hills is an architectural marvel. One look and it leaves a lasting impression on you. Every step you take here, you will experience this unique design philosophy married seamlessly into every amenity. It evokes charm and character, perfectly complemented by nature.

34 SKATING RINK 35 CRICKET PITCH 36 CHILDREN PLAY AREA 37 GARDEN SEATING AREA

38 BASKETBALL COURT 39 VOLLEYBALL COURT 40 TENNIS COURT

Skating Rink

Children Play Area

LIFE IS A SPORT…

UPHOLD YOUR SPORTSMAN SPIRIT

We've designed the maze of fun games & activities solely for kids, giving them a clean and spacious environment to explore and challenge themselves.

Lace up… Warm up…. Stretch…. Game on…. Experience the thrill of competitive sports. Eden Hills has almost everything for the sports lovers to keep them active and energetic throughout the day!

Tennis Court

Basketball Court

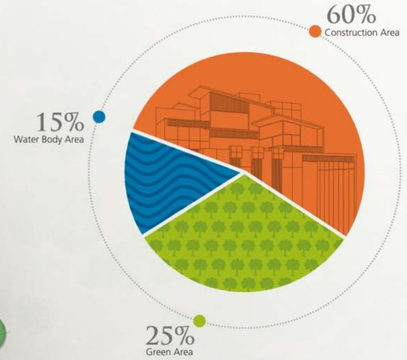
Seating Area

Vollyball Court

LAYOUT PLAN

Eden hills
your own heaven...

- **A - TYPE** 3BHK UNIT
- **A⁺ - TYPE** 3BHK CORNER UNIT
- **B - TYPE** 4BHK UNIT
- **B⁺ - TYPE** 4BHK CORNER UNIT

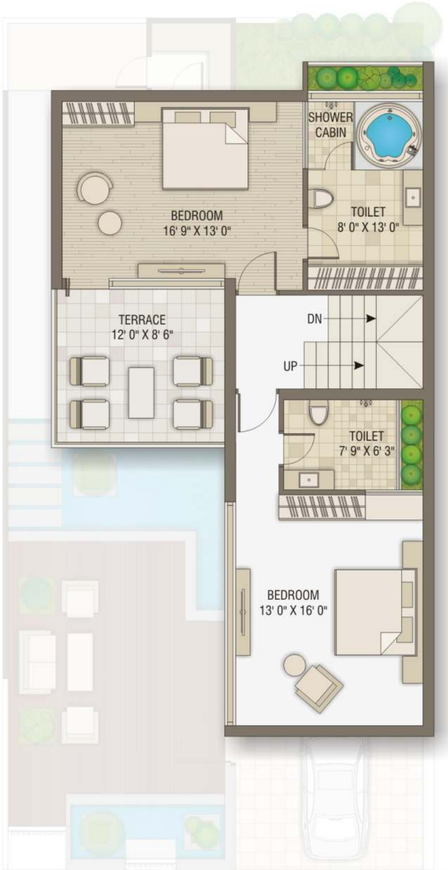


TYPE - A

3 BHK

TYPE - A

GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 BHK

TYPE - A+

GROUND FLOOR PLAN

3 BHK

TYPE - A+

FIRST FLOOR PLAN

A TOUCH OF SPLENDOUR

TYPE - B

4 BHK

TYPE - B

GROUND FLOOR PLAN

4 BHK

TYPE - B

FIRST FLOOR PLAN

4 BHK

TYPE - B

SECOND FLOOR PLAN

CREATIVELY CONCEIVED...

THOUGHTFULLY PLANNED

TYPE - B+

4 BHK

TYPE - B+

GROUND FLOOR PLAN

4 BHK

TYPE - B+

FIRST FLOOR PLAN

4 BHK

TYPE - B+

SECOND FLOOR PLAN

SPECIFICATION

FEATURES

- Pavers Blocks / RCC Road
- Boundary Wall
- Drainage
- Decorative Street Lights
- Backup Generator
- Sweet Water Connection
- Drinking Water Connection at Each Plot
- Clubhouse & Party Lawn
- Children Play Area
- Underground Common Water Tank
- Light Connection for Each Plot
- CCTV Camera
- Gardener For Maintenance of Landscape (Funds Will Be Taken From Maintenance)
- House Keeping Facility (For Club & Villa Paid Basis)

UNIT SPECIFICATION

FLOORING

- Polished vitrified & glazed vitrified flooring

DOOR

- Chillwood flush door with granite sill
- Brass hardware fittings of Godrej or similar brand

WINDOW

- JINDAL or equivalent brand for aluminum section
- Polished granite stone sill
- Reflective glass in windows

EXTERNAL FINISH

- Bricks cladding as per design
- Exposed RCC as per design

BATHROOM / TOILET

- Deluxe bath fittings of reputed brand
- Digital ceramic tiles on wall & matt finish tile of floor

ELECTRIFICATION

- Modular switches
- Concealed wiring with RR cable or similar brand
- Sufficient electric points in all room
- Air-conditioning piping in bedrooms

KITCHEN

- Granite platform with SS sink

PLUMBING

- Under ceiling concealed modern plumbing system
- (Supreme / Astral) brand UPVC plumbing pipe

DRAINAGE

- Drainage outlet in septic tank
- (Supreme / Astral) brand PVC drainage pipe

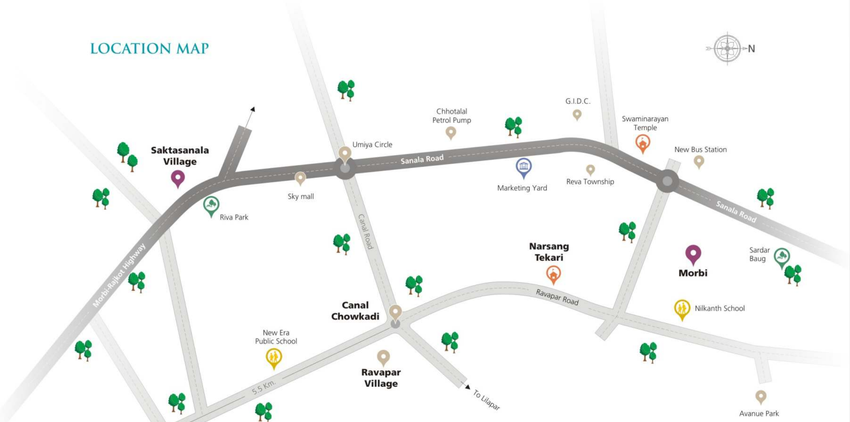
WATER TANK

- Over head water tank of 1500 liters

Terms & Conditions

• Maintenance of the project is not yet decided but plot holders will have to follow the rates and rules of the developer. • Legal document, GEB, SMC - Water / Drainage / Tax(Service tax, VAT-if applicable) will be borne by purchasers. • External & Internal changes shall not be allowed. If any changes in the policy made by any authority, it is to be borne by the purchasers. • This brochure is for easy, clear vision of the project. It cannot form as part of any agreement. It is subject to change without prior notice. • All rights are reserved by the developer. • The dimensions of the plots may vary on actual basis than mentioned. • Any disputes are subject to the Morbi jurisdiction.

LOCATION MAP



Eden hills
your own heaven...

www.edenhills.net.in

Site Address :
EDEN HILLS, B/H ROYAL AVENUE
GHUNADA ROAD, MORBI - 363641

Booking Contact :

RAJUBHAI PATEL
+91 98795 11609
raju@susukhdevelopers.com

GIRISHBHAI PETHAPARA
+91 98256 09756
girish@susukhdevelopers.com

HARSHBHAI PATEL
+91 99097 99096
harsh@susukhdevelopers.com

Architect, Interior & Landscape Designer
ISHWAR GEHI (Rajkot & Surat)

Structure Design
MANISHBHAI DOSHI
KAUSHIKBHAI KORADIYA

Plumbing & Drainage
MINESHBHAI SHAH

Water Body & Swimming Pool Consultant
SHAMIKBHAI VYAS

Legal Advisor
SHOBHNABEN N. PATEL

A PROJECT BY

SUSUKH
DEVELOPERS